

094.0

0007

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

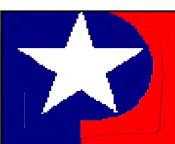
678,700 / 678,700

USE VALUE:

678,700 / 678,700

ASSESSED:

678,700 / 678,700


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
15		EDMUND RD, ARLINGTON

Legal Description							User Acct
							61916
							GIS Ref
							GIS Ref
							Insp Date
							02/21/19

OWNERSHIP

Unit #:

Owner 1: WIBLE DEBORAH J	
Owner 2:	
Owner 3:	

Street 1: 15 EDMUND ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

PREVIOUS OWNER	
Owner 1: TALARICO PAUL J-ETAL -	
Owner 2: TALARICO SHEILA M HORNE -	

Street 1: 15 EDMUND ROAD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	
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NARRATIVE DESCRIPTION	
This parcel contains .119 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Vinyl Exterior and 1511 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	
n	
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
	Land Type
LT Factor	
Base Value	Unit Price
0	70.
Neigh	Neigh
Neigh Influ	Neigh Mod
Infl 1	%
Infl 2	%
Infl 3	%
Appraised Value	Alt Class
	%
	Spec Land
	J Code
	Fact
	Use Value
	Notes

101	One Family	5200	Sq. Ft.	Site	0	70.	1.11	5																	

403,199	
	403,200

PREVIOUS ASSESSMENT							Parcel ID	094.0-0007-0004.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	275,500	0	5,200.	403,200	678,700		Year end	12/23/2021
2021	101	FV	267,400	0	5,200.	403,200	670,600		Year End Roll	12/10/2020
2020	101	FV	267,500	0	5,200.	403,200	670,700		670,700 Year End Roll	12/18/2019
2019	101	FV	222,900	0	5,200.	409,000	631,900	631,900 Year End Roll		1/3/2019
2018	101	FV	230,100	0	5,200.	305,300	535,400	535,400 Year End Roll		12/20/2017
2017	101	FV	230,100	0	5,200.	276,500	506,600	506,600 Year End Roll		1/3/2017
2016	101	FV	230,100	0	5,200.	265,000	495,100	495,100 Year End		1/4/2016
2015	101	FV	217,500	0	5,200.	224,600	442,100	442,100 Year End Roll		12/11/2014

SALES INFORMATION							TAX DISTRICT			PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes	
TALARICO PAUL J		38162-71	3/3/2003			389,000	No	No			
		18128-13	5/1/1987			170,000	No	No	Y		

BUILDING PERMITS							ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
2/21/2019		Inspected									DGM	D Mann
8/15/2018		MEAS&NOTICE									BS	Barbara S
1/10/2009		Meas/Inspect									372	PATRIOT
7/25/2003		MLS									MM	Mary M
11/9/2000		Hearing N/C									153	PATRIOT
2/2/2000		Mailer Sent										
2/2/2000		Measured									197	PATRIOT
2/1/1989											PM	Peter M

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6 - Colonial	2A - 2 Sty +Attic	1	Rating: Average	Full Bath: 1	A Bath: Rating:	3/4 Bath: Rating:	A 3QBth Rating:	1/2 Bath: 1	Rating: Average	A HBth: Rating:	OthrFix: 1 Rating: Fair	OF= BMT SINK.	WDK (180)	12	15	4			
(Liv) Units: 1	Total: 1												6	14	11				
Foundation: 2 - Conc. Block	Frame: 1 - Wood												FFL2 BMT (48)	4	7				
Prime Wall: 4 - Vinyl	Sec Wall: %												UAT SFL FFL BMT (660)						
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl																		
Color: BEIGE																			
View / Desir:																			
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID											
Grade: C - Average	Year Blt: 1925	Eff Yr Blt:		Kits: 1 Rating: Good	A Kits: Rating:	Fpl: 1 Rating: Average	WSFlue: Rating:	1st Res Grid Desc: Line 1	# Units 1	Level FY LR DR D K FR RR BR FB HB L O	Other	Upper	Lvl 2	Lvl 1	Lower	Totals RMS: 6 BRs: 3 Baths: 1 HB: 1			
Alt LUC:		Alt %:																	
Jurisdct:		Fact: .																	
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall: %		Location: Total Units: Floor: % Own: Name:	Exterior: No Unit RMS BRS FL	Interior: 1 6 3 M	Additions: Kitchen: Baths: Plumbing: Electric: Heating: General: Totals	1 6 3											
Partition: T - Typical																			
Prim Floors: 3 - Hardwood				Total: 26.4 %															
Sec Floors: 4 - Carpet 25 %																			
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:	Electric: 3 - Typical		Basic \$ / SQ: 130.00	Size Adj.: 1.35000002	Const Adj.: 0.97757620	Adj \$ / SQ: 171.565	Other Features: 80300	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod: LUC Factor: 1.00	WtAv\$/SQ: AvRate: Ind.Val	Juris. Factor: Before Depr: 171.56	Special Features: 0 Val/Su Net: 110.78	Final Total: 275500 Val/Su SzAd 204.38			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 5 - Steam																			
# Heat Sys: 1																			
% Heated: 100	% AC:																		
Solar HW: NO	Central Vac: NO																		
% Com Wal	% Sprinkled																		
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 094-0-0007-0004.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:					Total Special Features:								Total:					